

Votes of the Members Pursuant to CGS, Section 1-225(a)
Enfield Zoning Board of Appeals
Regular Meeting
April 26, 2021 – 7:00 P.M.
Virtual Meeting

Call to Order Chairman Maurice LaRosa called the meeting to order at 7:02 p.m.

Roll Call Commissioner Turner took the roll and present were Commissioners Maurice LaRosa, Mary Ann Turner, Andrew Urbanowicz, Charles Mastroberti, Kelly Davis, and Alternate Commissioners Catherine Plopper, Robert Kwasnicki and Richard Stroiney.

Also present were Laurie Whitten, Director of Development Services; Jennifer Pacacha, Assistant Town Planner; Ricardo Rachele, Zoning Enforcement Officer, Georgienna Driver, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

New Business

- a. **ZBA# 2021-04-21** – 4 Hollywood Drive – Variance Application to allow for a 4.5 foot side yard where 10-feet is required to allow a residential garage and breezeway addition; Michael Haughn, owner/applicant; Map 73/Lot 37; R-33 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Mastroberti, to close the Public Hearing. The motion passed with a 5-0-0 vote.

Vote: 5-0-0

Motion: Commissioner Turner made a motion, seconded by Urbanowicz, to approve ZBA# 2021-04-21 for a variance to allow a new addition to encroach up to 4.5 into the 10 foot side yard. This variance is only for the extension of the rear house line to accommodate the proposed garage expansion and second story addition. The motion passed with a 5-0-0 vote.

Votes: 5-0-0

- b. **ZBA# 2021-04-14** – 11 Pearl Street – Variance application to allow a deck to encroach 2-feet from the rear property line where a 10-foot rear yard setback is required under Section 8.121; Winter Street Corp, owner; Patrick & Jeannette Tallarita, applicants; Map 24/Lot 65; TD-5 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, to close the Public Hearing. The motion passed with a 5-0-0 vote.

Vote: 5-0-0

Motion: Commissioner Turner made a motion, seconded by Urbanowicz, to approve ZBA# 2021-04-14 for a variance to allow a second story deck to encroach two feet from the rear property line where ten feet is required. The motion passed with a 5-0-0 vote.

Votes: 5-0-0

- c. **ZBA# 2021-02-08** – 69 Broad Brook Road – Appeal of the Zoning Enforcement Officer’s Notice of Violation of section 4.10 – Residential Lot & Bulk Requirements; Jarmoc Farm LLC and Jarmoc Real Estate LLC, owner/applicant; Map 102/Lot 49; R-88 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Mastroberti, to close the Public Hearing. The motion passed with a 5-0-0 vote with Commissioner Urbanowicz recusing himself. Commissioner Stroiney was seated.

Vote: 5-0-0

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, to uphold the decision of the ZEO for ZBA# 2021-02-08. The motion passed with a 5-0-0 vote with Commissioner Urbanowicz, recusing himself. Commissioner Stroiney was seated.

Reason for denial: If applicant had stayed at the 50 foot “mistake” and gotten a building permit as required, the ZBA would have been able to work with applicant but both were ignored and ZEO was doing his job.

Votes: 5-0-0

- d. **ZBA# 2021-03-23** – 69 Broad Brook Road – Variance application to allow for a barn to be located 34.1 feet from the front setback where 100-feet is required under Section 4.60.2 (A); Jarmoc Farms LLC & Jarmoc Real Estate LLC, owner; Stephen Jarmoc, applicant; Map 102; Lot 49; R-88 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Stroiney, to close the Public Hearing. The motion passed with a 5-0-0 vote, with Commissioner Urbanowicz recusing himself. Commissioner Stroiney was seated.

Vote: 5-0-0

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, approve ZBA# 2021-03-23 for a variance to allow a barn to be located 34.1 feet from the front property line where 100 feet is required. The motion failed with a 1-4-0 vote with Commissioner Urbanowicz recusing himself. Commissioner Stroiney was seated.

The variance application was denied. Reason for denial: No building permit – self imposed problem.

Votes: 1-4-0

- e. **ZBA# 2021-03-30** — 128 Moody Road — Appeal of the Zoning Enforcement Officer’s Cease & Desist Order following a Notice of Violation of section 6.2 – Industrial Zones Use Table; 128 Moody Road, LLC., owner/applicant; Map 93/Lot 5; I-1 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Stroiney, to table ZBA# 2021-03-30 to the May 24,2021 Regular Meeting. The motion passed with a 5-0-0 vote with Commissioner Urbanowicz recusing himself. Commissioner Stroiney was seated.

Vote: 5-0-0

Approval of Minutes

- a. March 22, 2021 – *Regular Meeting*

Motion: Commissioner Turner made a motion, seconded by Commissioner Stroiney, to approve the minutes from the March 22, 2021 Regular Meeting. The motion passed with a 5-0-0 vote.

Votes: 5-0-0

Adjournment

Commissioner Turner made a motion to adjourn for the night. The meeting was adjourned at 9:11 p.m.

Note: Application information is available for review in the Enfield Planning Office. The next regular meeting of the Zoning Board of Appeals is **May 24, 2021**.

Maurice LaRosa, Chairman Mary Ann Turner, Secretary